



HOWARD COUNTY HISTORIC DISTRICT COMMISSION
ELLCOTT CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT
3430 Courthouse Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

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February Minutes

The second regular meeting for the year 2010 of the Historic District Commission was held on Wednesday, February 3, 2010 in the Tyson Room II located at 8930 Stanford Boulevard in Columbia, Maryland.

Members present: Joseph Hauser, Chairman; Samuel Crozier, Vice Chairman; Eileen Tennor, Secretary, Lisa Badart and Robert Tennenbaum

Staff present: Samantha Stoney, Mina Hilsenrath, Dan Bennett, Jim Vannoy and Carol Stirn

Chairman Joseph Hauser opened the meeting at 7:00 p.m. with a statement explaining the process and rules of the meeting. He asked the Commission members if there were any changes to the January 7, 2010 minutes. Eileen Tennor made a motion to Approve the minutes as written; Lisa Badart seconded the motion. The motion passed unanimously.

PLANS FOR APPROVAL

1. #10-01 – 3411 Deanwood Avenue, Ellicott City
2. #10-02 – 3675 College Avenue, Ellicott City

#10-01 – 3411 Deanwood Avenue, Ellicott City

Install shed.

Applicant: Steve and Dana Park

Background & Scope of Work: The house was built in 2005 and is not a contributing structure; it is located in the Woods of Park Place subdivision within the Ellicott City Historic District. The Applicants propose to level a 7 foot by 11 foot area under the rear porch in order to install a 7 foot by 11 foot wooden lean-to-shed. The paint color of the shed will be yellow with white trim to match the house. The shed will be approximately 6 ½ feet to 7 feet tall, but will fit in the space under the rear porch.

Staff Comments: The Application is consistent with Chapter 7.C (page 54) guidelines for the construction of new garages, sheds and other outbuilding. The shed will be located under the rear porch in the rear of the property, and will not be visible to the public. The use of painted wood siding is consistent with Chapter 11.C.2 (page 55) recommendations, “use materials compatible with the main building on the lot or with historic outbuilding in the immediate neighborhood.”

Staff Recommendations: Staff recommends Approval.

Testimony: Chairman Hauser swore in the Applicant, Steve Park. Mr. Park explained that he wanted to install a shed underneath the existing deck, which is 16 feet wide and 14 feet deep. Although the siding

on the house is yellow, Mr. Hauser suggested painting the shed a brick color, to blend in with the foundation of the house. Mr. Park stated he was not opposed to changing the yellow and could paint the shed any color. Mina Hilsenrath asked Mr. Hauser if he wanted Staff to approve the specific paint color and Mr. Hauser replied the Applicant could decide the color. Mr. Park asked the Commission if the trim should be painted the same color. Mr. Hauser said the trim should be a bit darker or match.

Motion: Eileen Tennor moved to Approve the application as submitted, but with a brick color similar to the color of the foundation with the trim to match. Lisa Badart seconded. The vote was unanimous to Approve.

#10-02 – 3675 College Avenue, Ellicott City

Exterior lighting and landscape plan.

Applicant: Father Matt Buening

Background & Scope of Work: At the January 2010 meeting the Commission approved the proposed light fixture styles and requested to see a revised exterior lighting location plan and landscape plan. The application was added to the agenda as an emergency addition and has complied with the emergency addition procedures.

Lighting Plan

Three exterior lighting styles have been approved: Fixture A, a wall-mounted round lens; Fixture B, a wall-mounted cylinder; and Fixture C, a post lantern. The lower floor plan for lighting has eight exterior lights. The east and west elevations there will each have one pole light, Fixture C. The pole light is similar to those found throughout the church campus. At the back entrance on the lower level Fixture A, will be located on either side of the door. On the wall next to the door, along the walkway, will be two lights, Fixture B. Two additional lights, Fixture B, will be located on the west elevation on the wall inside the mechanical equipment enclosure and near the side door.

The upper level floor plan contains nine lights. Similar to the lower level plan, there will also be a Fixture A light on either side of the front door. There will be one Fixture B light on the front southeast corner the building, one Fixture B light on the west staircase landing on the southwest corner, four Fixture C pole lights along the walkway and one Fixture C pole light near the stairwell on the east elevation.

Landscape Plan

The Applicant has submitted a revised landscape plan and an illustration of the front entryway. The planting plan was prepared to comply with the Howard County Landscape Manual which stipulates the required number of perimeter shade and/or evergreen trees to be planted and allows for the substitution of ornamental trees and/or shrubs at certain ratios. The front entry will be a walkway with a low retaining wall with a handrail. The area in front of the walkway will be planted with shrubs. On the landscape plan this area is called Perimeter 1 and sixty shrubs have been substituted for three shade trees and three evergreen trees. The existing wooden guardrail has been removed due to the new construction and will be replaced with curb and gutter.

The west side of the building, Perimeter 2, will also be planted with shrubs. On Perimeter 2, ten shrubs have been substituted for one shade tree and ten shrubs have been substituted for two evergreen trees.

On the north elevation, Perimeter 3, three flowering trees have been substituted for three evergreen trees. One shade tree has been provided and fifty shrubs have been substituted for three shade trees

and four evergreen trees. According to the Department of Planning and Zoning's Division of Land Development, this is not sufficient to meet the requirements.

The trees and shrubs to be planted are:

- Honey Locust (1)
- Serviceberry (3)
- Willowleaf Cotoneaster
- Dwarf Winged Euonymus
- Dwarf Burford Holly
- Harbor Dwarf Nandina
- Joe-Pye Weed
- Golden Ragwort

Staff Comments: Chapter 9.B of the Guidelines (page 65) mentions several plants that were selected by the Ellicott City 225th Birthday Committee to commemorate the town's founding. The Applicant is going to plant three Serviceberries, a recommended ornamental tree. Otherwise the Design Guidelines do not offer specific recommendations.

The landscape plan generally conforms to the County's Landscape Manual, although additional plants may be needed to fulfill those requirements. The plan, however, makes extensive use of shrubs as a substitute for required trees. Shade, ornamental or evergreen trees should be used to meet the requirements where space is available. This approach will help address the Commission's concerns about the scale of building, particularly the north elevation.

Winged Euonymus is on the State's list of invasive species (see http://www.mdinvasivesp.org/invasive_species_md.htm) and should be replaced with another plant, preferably a native species such as Sweet Pepperbush, which is recommended in the Guidelines.

Staff Recommendations: Staff recommends

1. Approval of the lighting plan.
2. Approval of the landscape plan subject to complying with the Howard County Landscape Manual. Staff further requests the Commission grant staff the authority to approve any additional changes to the landscaping that may arise as the plan goes through the Site Development Plan process.

Testimony: Chairman Hauser swore in Tara Labosky of Penza-Bailey Architects and Edward Graeff. Ms. Labosky explained that the landscape architect was unable to attend the meeting, but will provide sufficient plant material to conform to the Landscape Manual, and will provide trees where possible in coordination with the utilities and storm water management devices. The Euonymus will be replaced with a suitable substitution. Mr. Hauser asked for clarification about the shrubs which are being substituted in place of trees. Ms. Stoney explained that the Landscape Manual specifies a certain amount of trees to be planted, but if there is not the ability or desire to use trees, then a certain amount of shrubs may be used instead. Mr. Hauser stated the plans show there are many shrubs around the building, but not many shade trees. Ms. Labosky pointed out there is a large shade tree, three ornamental trees and the existing pine tree. Samuel Crozier suggested that trees would be a better solution than shrubs. He noted that the foundation is completely surrounded by shrubs, which is hiding the stone along the bottom. Mr. Hauser said that one shade tree is not enough; he would like to see a tree-lined street along St. Paul Street. Ms. Labosky confirmed that all the trees will be deciduous. She

asked the Commission if the trees on the west elevation should be pine or deciduous. Mr. Hauser stated that Ellicott City has a mix of both and either would be appropriate.

Ms. Labosky stated there are 5 drywells and planting cannot be too close to them because of the piping from the downspouts. Bob Tennenbaum asked if trees can be planted between drywells. Ms. Labosky said she would have to look into that because they do not want tree roots growing in the drywell pit area. Mr. Hauser said that the pits do not have to stay in the designated spot, they could be moved around. Mr. Crozier asked if the drywells were covered in sod and Ms. Labosky said they were.

Mr. Crozier also asked for more information on the rain garden. Ms. Labosky explained that water collects in the garden and slowly drains out, acting as a drainage pond. Mr. Crozier asked what plants are in the rain garden. Ms. Hilsenrath stated that the plants are Joe-Pye Weed and Golden Ragwort.

Mr. Hauser explained that the Commission does not normally get involved in landscaping, except on a project of this scale. He asked the Commission members to summarize their opinion of the landscaping and what they thought about the concept. Mr. Tennenbaum would like to see street trees along St. Paul Street. Ms. Tennor expected more vertical shade, not a low blanket of shrubs around the building. Mr. Hauser stated there are no overhead wires, but there will be some underground constraints which will be determined by the County.

Mr. Hauser asked about the low retaining wall. Ms. Labosky explained the low wall is to help with grading where the new curb is being installed. It is made of concrete; the wall is at grade with the street so only the top will be seen from the road. The wall will not be higher than 18-inches, so railings are not required. Mr. Crozier asked if the green roof was still proposed. Ms. Labosky stated that the green roof is still part of the plan and the plantings will be very low. She also informed the Commission the air handler unit has been reworked and removed from the roof.

Mr. Hauser asked about the canopy above the front entrance. Ms. Labosky explained that it was on the original plan with down lights under the canopy. The pole lights will provide exterior lighting to meet the Code for safety, but will not illuminate the whole campus. Ms. Tennor asked Staff if the applicant considers re-working the plan with more street trees and less shrubs, will they have to submit a new plan for HDC consideration or could Staff review the plan. Ms. Hilsenrath explained Staff has requested the Commission grant Staff Approval for changes that occur during the plan review process.

Motion: Mr. Hauser moved to Approve the lighting, using all 3 lights and locations, and curb areas as per the site plan. The landscape plan should be reviewed by Staff with the landscape architect's revisions. Staff is to make the final decision on landscaping with the understanding that the Commission wants to see a tree-lined area along the curb. Mr. Crozier added that, in order to meet the County requirements, the proportion should be more shade trees than shrubs. Mr. Hauser accepted the addition. Mr. Tennenbaum seconded. The vote was unanimous to approve.

The meeting adjourned at 8:00 pm.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Elmina J. Hilsenrath, ASLA
Executive Secretary

Joseph Hauser, Chairperson

Carol Stirn, Recording Secretary

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